



**CITY OF SCOTTSDALE
CAPITAL PROJECT MANAGEMENT**

REQUEST FOR QUALIFICATIONS

CONSTRUCTION MANAGER AT RISK

**Scottsdale Road: Frank Lloyd Wright Boulevard to
Thompson Peak Parkway**

PROJECT NO. 410-S7005

September 12, 2006

TABLE OF CONTENTS

REQUEST FOR QUALIFICATIONS	PAGE #
<u>SECTION I - PROJECT DESCRIPTION</u>	1
<u>SECTION II - SCOPE OF WORK</u>	2
<u>SECTION III - STATEMENT OF QUALIFICATIONS EVALUATION CRITERIA</u>	3
<u>SECTION IV - SUBMITTAL REQUIREMENTS</u>	4
<u>SECTION V - SELECTION PROCESS AND SCHEDULE</u>	5
<u>SECTION VI -INDEMNIFICATION & INSURANCE REQUIREMENTS</u>	5
<u>SECTION VII – GENERAL INFORMATION</u>	6

Attachment No. 1

[A generalized map of Scottsdale Road: Frank Lloyd Wright Boulevard to Thompson Peak Parkway](#)

REQUEST FOR QUALIFICATIONS

Scottsdale Road: Frank Lloyd Wright Boulevard to Thompson Peak Parkway CONSTRUCTION MANAGER AT RISK PROJECT NO. 410-S7005

The City of Scottsdale is seeking a qualified Construction Manager at Risk (CM@Risk) to provide design phase assistance and complete construction services as the Construction Manager at Risk for the Scottsdale Road: Frank Lloyd Wright Boulevard (FLWB) to Thompson Peak Parkway project. The estimated construction cost for this project is \$20 million. Dibble & Associates is the design consultant selected by the City for this project.

SECTION I – PROJECT DESCRIPTION

The Scottsdale Streets Master Plan has established Scottsdale Road as a major arterial. Under the Master Plan, as a major arterial, Scottsdale Road would consist of six travel lanes, bicycle lanes, a center landscaped median, protected right and left turn lanes, curbs, gutters and drainage systems, street lighting, sidewalks, and multi-use paths. A CIP project to reconstruct this area of Scottsdale Road between Frank Lloyd Wright Boulevard to Thompson Peak Parkway to Master Plan standards was approved in the FY 03/04, 05/06, and 06/07 budgets.

The section of Scottsdale Road from Union Hills Drive north to the 101 Freeway was recently completed in Spring of 2006.

The remaining part of the project is divided into two distinct segments:

- The “South Segment” is between Frank Lloyd Wright Boulevard and the 101 Freeway. This segment will include the total reconstruction of the Scottsdale/FLWB intersection, a new pedestrian/utility bridge over the CAP Canal, construction of a third travel lane in both the northbound and southbound direction, drainage improvements, new curb and gutter, new sidewalks along developed frontage areas, new multi-use paths along developed frontage areas, ADA sidewalk ramps, additional right turn lanes at the Gateway Arizona parcel just north of the CAP Canal, Princess Drive, the Automotive Group, Chauncey Lane, and the Chauncey Parcel, undergrounding of existing overhead 12KV and 69KV power lines, street lights, landscaped medians, back of curb landscaping, new asphalt base course including rubberized asphalt, traffic signal relocations, and striping and signage. This segment consists of a mix of commercial and high density residential properties. The City of Phoenix lies on the west side of the roadway.
- The “North Segment” is between the 101 Freeway and Thompson Peak. This segment will include construction of a third travel lane in both the northbound and south bound directions, drainage improvements, new curb and gutter, new sidewalks and multi-use path along the east side (as designed for the Scottsdale One project by DMB), ADA sidewalk ramps, additional right turn lanes at approximately eight locations on both the east and west side of the roadway, street lights, landscaped medians, back of curb landscaping along the east side (as designed for the Scottsdale One project by DMB) , new asphalt base course including rubberized asphalt, new traffic signals, traffic signal relocation at Thompson Peak, and striping and signage. This segment is generally open desert, but will be developed for a mix of commercial and high density residential properties. The City of Phoenix lies on the west side of the roadway.

[Attachment No. 1 is a generalized map of Scottsdale Road: Frank Lloyd Wright Boulevard to Thompson Peak Parkway](#)

Currently, Dibble & Associates has prepared 65% plans for Scottsdale Road improvements. These plans can be reviewed at the office of Dibble & Associates located at 7500 North Dreamy Draw Drive, Suite 200, Phoenix, Arizona, 85020. Disks containing PDF plans will be available.

The City of Scottsdale envisions that three construction phases will be required to complete the project. Phase I will include the undergrounding of the 12KV and 69KV powerlines for both the south and north segments, including the pedestrian/utility bridge. This work is anticipated to begin in January 2007 and be complete in May 2007. Phase II will include the full construction of the "North Segment". This work is anticipated to begin in May 2007 and must be complete in May 2008, prior to the opening of the Scottsdale One project. Phase III will include the full construction of the "South Segment". This work is anticipated to be completed by November 2008, and may begin prior to completion of Phase II. Construction activities during the winter tourist season, from November to March, must maintain the existing two lanes of traffic in each direction.

The goal of this project is to improve drainage and traffic flow.

SECTION II - SCOPE OF WORK

The Construction Manager at Risk will begin in an agency support role for design phase services and may enter into a construction contract with the City for construction of the project. At some point during the design phase, the CM@Risk will submit a complete proposal to assume the risk of delivering the project through a guaranteed maximum price contract. If accepted, the CM@Risk would be responsible for construction means and methods, and will be required to solicit bids from prequalified subcontractors to perform the work. The CM@Risk may also self-perform certain construction work subject to competitive evaluation of cost and qualifications.

- A. Design phase services by the CM@Risk may include the following:
- Provide detailed cost estimating and knowledge of marketplace conditions;
 - Provide project planning and scheduling;
 - Provide for construction phasing and scheduling that will minimize interruption to the public;
 - Provide alternate systems evaluation and constructability studies;
 - Advise City of ways to gain efficiencies in project delivery;
 - Provide long-lead procurement studies and initiate procurement of long-lead items;
 - Provide complete GMP proposals with assumptions and clarifications to City contract; and
 - Incorporate the owner's sensitivity to quality, safety, and environmental factors;
- B. Construction phase services by the CM@Risk may include:
- Construct the Utilities, North, and South segments of Scottsdale Road;
 - Assure that construction activities are limited to areas within the construction envelope fencing;
 - Coordinate with various City of Scottsdale departments, City of Phoenix, Bureau of Reclamation, Arizona Department of Transportation, Arizona State Land Department and other agencies, utility companies, etc.;
 - Arrange for procurement of materials and equipment;
 - Schedule and manage site operations;
 - Bid, award, and manage all construction related contracts while meeting city requirements for procurement of subcontractor and supplier bids;
 - Provide quality controls;
 - Bond and insure the construction;
 - Address all federal, state and local permitting requirements;
 - Augment and participate in the City's Public Involvement program for this project and assist in resolution of owner issues; and
 - Maintain a safe work site for all project participants.

SECTION III - STATEMENT OF QUALIFICATIONS EVALUATION CRITERIA

The CM@Risk will be selected through a qualifications-based selection process. Firms interested in providing CM@Risk services must submit a Statement of Qualifications (SOQ) that addresses the following issues:

A. Experience and qualifications of firm. (30 points)

1. Provide a general description of the firm and/or team that is proposing to provide construction management services and general construction services. Explain the legal organization of the proposed firm or team. Provide an organization chart showing key personnel.
2. Provide the following information:
 - a. List the Arizona professional and contractor licenses held by the firm/team. Provide the license number and explain if held by an individual or the firm.
 - b. Identify any contract or subcontract held by the firm or officers of the firm, which has been terminated within the last five years. Identify any claims arising from a contract, which resulted in litigation or arbitration within the last three years. Briefly describe the circumstances and the outcomes.
 - c. If selected as a finalist for this project, you will be required to provide a statement from an A- or better surety company describing the Company's bonding capacity.
3. Identify at least three comparable projects in which the firm served as either CM@Risk, agency Construction Manager during design and construction phases (without providing construction services), or General Contractor. Special consideration will be given to firms that have provided Construction Manager at Risk services on similar successful projects.

For each project identified, provide the following:

- a. Description of the project
 - b. Role of the firm (specify whether Construction Manager at Risk, Construction Manager or General Contractor. If CM@Risk or General Contractor, identify the percent of work self-performed. Also specify services provided during design phase, i.e. cost estimating, scheduling, value engineering, etc.)
 - c. Project's original contracted construction cost and final construction cost
 - d. Project's original contracted construction schedule and actual construction schedule
 - e. Construction dates
 - f. Project owner
 - g. Reference information (two current names with telephone numbers per project)
4. Capacity of the firm/team and its ability to provide the required services:
 - a. List the largest amount of bonded work your firm has obtained for any single project in the last five years.
 - b. List the largest annual amount of work bonded during the last five years.
 - c. List your current available bonding capacity and the name of the company from which you anticipate receiving bonding. Please include the full name of bonding company, address, contact, and phone number.

B. Experience of key personnel to be assigned to this project. (20 points)

1. Identify all key personnel for the proposed project team. For each key person identified, list their length of time with the firm and at least two comparable projects in which they have played a primary role. If a project selected for a key person is the same as one selected for the firm, provide just the project name and the role of the key person. For other projects provide the following:
 - a. Description of project
 - b. Role of the person
 - c. Project's original contracted construction cost and final construction cost
 - d. Project's original contracted construction schedule and actual construction schedule
 - e. Construction dates
 - f. Project owner
 - g. Reference information (two current names with telephone numbers per project)

C. Understanding of the project and approach to performing the required services. (35 points)

1. Discuss the major issues your team has identified on this project and how you intend to address those issues. In particular discuss your firm's approach to working with utility companies, local neighborhoods and businesses, sensitive environments, and traffic control as part of a major arterial street improvement. Address ways in which you would potentially sequence and execute the work on this project in order to achieve the desired completion dates while still allowing Scottsdale Road to function effectively as a major arterial roadway during the entire construction period.
2. Describe your firm's project management approach and team organization during design and construction phase services. Describe systems used for planning, scheduling, estimating and managing construction. Briefly describe the firm's experience on quality control, dispute resolution, and safety management.
3. Describe which services you expect to self-perform, your history of performing those services, and why self-performance is the best value for the City of Scottsdale and its stakeholders. As part of this project the firm will be required to self perform construction work that amounts to not less than forty five percent of the total contract price for construction.
4. Submit a proposed subcontractor selection plan. This plan must select subcontractors based on qualifications alone or on a combination of qualifications and price and shall not select subcontractors based on price alone.

D. Principal office location and local participation. (5 points)

The city desires strong local participation in this project. Describe your firm's approach to maximize utilization of local resources, to include as a minimum, local suppliers, equipment providers, subcontractors, and laborers. Identify the location of the firm's principal office and the home office location of key staff on this project. Identify local (i.e. presently living in or relocating to the Valley) vs. non-local staffing of your team, and the percent of their work expected to be done locally.

E. Overall evaluation of the firm/team and its perceived ability to provide the required services. (10 points)

This is to be determined by the selection panel members. No submittal response is required.

SECTION IV - SUBMITTAL REQUIREMENTS

Firms interested in the above project should submit a Statement of Qualifications that **includes a one-page cover letter plus a maximum length of ten (10) pages to address the SOQ criteria (excluding resumes, but including organizational chart)**. Resumes for each key team member shall be limited to a maximum length of two pages and should be incorporated as an appendix at the end of the SOQ. Please provide **an original plus seven copies (total of eight) of the Statement of Qualifications by 3:00 PM on Wednesday, October 4, 2006.**

Delivered or hand-carried submittals must be placed in the department reception area on the Second Floor, Suite 205, One Civic Center. On the submittal package, please display: firm name, project number, and/or project title.

All submittals should be sent or delivered to:

**Annette Grove, Sr. Project Manager
CITY OF SCOTTSDALE
CAPITAL PROJECT MANAGEMENT
7447 E. Indian School Road, Suite 205
Scottsdale, AZ 85251**

Please be advised that failure to comply with the following criteria will be grounds for disqualification and will be strictly enforced:

- Adherence to the maximum page criterion is critical; each page side (maximum 8-½" x 11") with criteria information will be counted. Pages that have project photos, charts, and graphs will be counted towards the maximum number of pages. Table of Contents pages and tabbed divider pages will not be counted if they do not contain submittal information. Resumes should not include project pictures.

Project Number: 410-S7005
Page 5 of 6

SECTION VII – GENERAL INFORMATION

City Website. This CM@Risk Request for Qualifications will be listed on the City's web site. The address is: <http://www.scottsdaleaz.gov/capitalprojects/RFQ.asp>.

Instructions. The City of Scottsdale shall not be held responsible for any oral instructions.

City Rights. The City of Scottsdale reserves the right to reject any or all Statements of Qualifications, to waive any informality or irregularity in any Statement of Qualifications received, and to be the sole judge of the merits of the respective Statements of Qualifications received.

Release of Project Information. The City shall provide the release of all public information concerning the project, including selection announcements and contract awards. Those desiring to release information to the public must receive prior written approval from the City.

Contact with City Employees. All firms interested in this project (including the firm's employees, representatives, agents, lobbyists, attorneys, and subconsultants) will refrain, under penalty of disqualification, from direct or indirect contact for the purpose of influencing the selection or creating bias in the selection process with any person who may play a part in the selection process, including the evaluation panel, the City Manager, Assistant City Manager, Deputy City Managers, Department Heads and other staff. This policy is intended to create a level playing field for all potential firms, assure that contract decisions are made in public and to protect the integrity of the selection process. All contact on this selection process should be addressed to the authorized representative identified below.

Questions. Questions pertaining to the CM@Risk selection process or contract issues should be directed to Annette Grove of the Capital Project Management Office (480) 312-2399, or the Engineer, Mr. Kent Dibble, P.E. of Dibble & Associates, at (602) 957-1155.



THOMPSON PEAK PARKWAY

PIMA FREEWAY

SCOTTSDALE ROAD

FRANK LLOYD WRIGHT